

# PHAPlans

5YearPlanforFiscalYears2003 -2007  
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

## **PHA Plan Agency Identification**

**PHAName:** BattleCreekHousingCommission

**PHANumber:** MI035

**PHAFiscalYearBeginning:** 10/2003

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2003 -2007**  
[24CFRPart903.5]

**A.Mission**

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☐ The PHA's mission is:

**B.Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include targetssuch as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

**HUD Strategic Goal: I ncrease the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☐ Apply for additional rental vouchers:
  - ☒ Reduce public housing vacancies:
  - ☐ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☒ Improve public housing management: (PHAS score)
  - ☒ Improve voucher management: (SEMAP score)
  - ☒ Increase customer satisfaction:
  - ☐ Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - ☒ Renovate or modernize public housing units:
  - ☐ Demolish or dispose of obsolete public housing:
  - ☐ Provide replacement public housing:

- ☐ Provide replacement vouchers:
- ☐ Other:(list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach effort to potential voucher landlords
- ☒ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site -based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other:(list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other:(list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other:(list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
  - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
  - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - ☐ Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**AnnualPHAPlan**  
**PHAFiscalYear2003**  
[24CFRPart903.7]

**i. AnnualPlanType:**

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

**Streamline Plan:**

- ☒ **High Performing PHA**  
☐ **Small Agency (<250 Public Housing Units)**  
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Battle Creek Housing Commission is a medium PHA's High Performer agency located in Calhoun County, Michigan. The BCHC manages 320 units of public housing at four developments.

The mission of the BCHC is:

The Battle Creek Housing Commission is committed to promoting adequate and affordable housing without discrimination for low-income, very low-income families, persons with disabilities or the elderly.

The BCHC will accomplish its mission ideal through its goals and objectives:

- A. Providing decent, safe and affordable housing in your community.
- B. Ensuring equal opportunity in housing for everyone
- C. Promoting self-sufficiency and asset development of financially disadvantaged families and individuals.
- D. Increase resident participation through resident council and/or advisory committee.
- E. To provide timely response to residents' request for maintenance problems.
- F. To continue to enforce our "One Strike" policies for resident and applicants.
- G. To improve and/or maintain our financial stability through aggressive rent collections and improved reserve position

The BCHC's financial resources include an operating fund, capital fund, dwelling rental income and Section 8 Administrative fees which will be used to operate the agency in the most cost effective means possible and still provide the services and activities for its residents.

The BCHC has assessed the housing needs of Battle Creek and surrounding Calhoun County area and has determined that it is currently and will continue to meet the housing needs of the community to the extent practical for a medium agency. The BCHC has approved a Deconcentration Policy and will utilize Local Preferences to attract and encourage applicants that can qualify for public housing. The BCHC has determined that its housing strategy complies with the city of Battle Creek's Consolidated Plan

The BCHC has updated and rewritten its Admissions and Continued Occupancy Plan, Dwelling Lease and Grievance procedures to comply with all QHwRA requirements. The BCHC has established a minimum rent of \$50.00 and elected to establish market value flat rent to replace ceiling rent. For FY03 the BCHC shall use a market value rent study to determine its new flat rents.

The BCHC has conducted a physical needs assessment to determine its modernization requirements and has developed an Annual and 5 year Action Plan to address its Capital Improvements.

The BCHC has identified compliance with the Community Service requirements by rewriting its Admission and Continued Occupancy Plan and Dwelling lease to address those adult members of any family whom must perform community service activities annually. The BCHC has re-instituted all Community Service requirements.

The BCHC has no plans to demolish or dispose of any of its properties. The BCHC has jointly addressed with the local police department to develop safety and crime prevention that adequately meets the needs of its residents.

The BCHC has developed an agency wide Pet Policy that allows any family to have a pet if they follow a set of rules.

The BCHC has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing in addition, the BCHC has included a copy of its most recent fiscal year audit reports as part of the documentation made available for public review during the 45 days prior to submission of BCHC's Agency Plan to HUD on July 18, 2003.

The BCHC has developed a very effective Asset Management plan to maintain its properties and manage its. Operation through the proper utilization of the following Annual Plan components:

Financial Resources  
Operations and Management  
Capital Improvements

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

#### Required Attachments:

<input checked="" type="checkbox"/> (A) Admissions Policy for Deconcentration	44
<input checked="" type="checkbox"/> (B) FY2003 Capital Fund Program Annual Statement	45
<input type="checkbox"/> Most recent board -approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)	

#### Optional Attachments:

<input type="checkbox"/> PHA Management Organizational Chart	
<input checked="" type="checkbox"/> (C) FY2003 Capital Fund Program 5 Year Action Plan	50
<input type="checkbox"/> Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/> Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
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### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
YES	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
YES	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
YES	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
YES	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
YES	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
YES	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
YES	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
YES	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
YES	Other supporting documents (optional) Pet Policy	Annual Plan: Pet Policy

# 1.StatementofHousingNeeds

[24CFRPart903.79(a)]

## A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orother dataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthe followingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesathave housingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthehousingneedsfor eachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.”UseN/Atoindicate thatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	271	5	5	5	3	3	2
Income>30%but <=50%ofAMI	27	5	5	5	3	3	2
Income>50%but <80%ofAMI	3	4	4	4	3	3	2
Elderly	63	5	5	4	3	2	4
Familieswith Disabilities	57	5	5	4	4	4	4
Race/EthnicityW	84	5	5	5	3	3	2
Race/EthnicityB	208	5	5	5	3	3	2
Race/EthnicityH	6	5	5	5	3	3	2
Race/EthnicityI	2	5	5	5	3	3	2

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ☒ ConsolidatedPlanoftheJurisdiction/s  
Indicateyear:1996 -2000
- ☒ U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”) dataset1991
- ☐ AmericanHousingSurveydata  
Indicateyear:
- ☐ Otherhousingmarketstudy  
Indicateyear:
- ☐ Othersources:(listandindicateyearofinformation)

## B. HousingNeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	84		58
Extremely low income <= 30% AMI	64	76	
Very low income (> 30% but <= 50% AMI)	18	21	
Low income (> 50% but < 80% AMI)	2	2	
Families with children	41	49	
Elderly families	43	51	
Families with Disabilities	4	5	
Race/ethnicity W	35	42	
Race/ethnicity B	46	55	
Race/ethnicity H	1	1	
Race/ethnicity I	2	2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	43	51	30
2BR	26	31	18
3BR	10	12	6
4BR	5	6	1
5BR			
5+BR			

HousingNeedsofFamiliesontheWaitingList	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Ifyes:	
Howlonghasitbeenclosed(#ofmonths)?	
DoesthePHAexpecttoreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes	
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	199		62
Extremelylow income<=30%AMI	190	95	
Verylowincome (>30%but<=50%AMI)	9	5	
Lowincome (>50%but<80%AMI)	0	-	
Familieswith children	141	71	
Elderlyfamilies	17	9	
Familieswith Disabilities	51	26	
Race/ethnicityW	44	22	
Race/ethnicityB	149	75	
Race/ethnicityH	4	2	
Race/ethnicityI	2	1	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	N/A		
2BR			
3BR			

Housing Needs of Families on the Waiting List			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to re-open the list in the PHA plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

**Need: Specific Family Types : Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special -purpose voucher targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special -purpose voucher targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government



- ☐ ResultsofconsultationwithresidentsandtheResidentAdviso ryBoard
- ☐ Resultsofconsultationwithadvocacygroups
- ☐ Other:(listbelow)

## **2. StatementofFinancialResources**

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederalpublic housingandtenant -basedSection8assistanceprogramsadministeredbythePHAduringthePlanyear. Note:thetableassumesthatFederalpublichousingortenantbasedSection8assistancegrantfundsare expendedoneligible purposes;therefore,usesofthesefundsneednotbestated.Forotherfunds,indicate theuseforthosefundsasoneofthefollowingcategories:publichousingoperations,publichousingcapital improvements,publichousingsecurity/security,publichousingsupportiveservices,Section8tenant -based assistance,Section8supportiveservicesorother.

<b>FinancialResources: PlannedSourcesandUses</b>		
<b>Sources</b>	<b>Planned\$</b>	<b>PlannedUses</b>
<b>1. FederalGrants(FY2003grants)</b>		
a) PublicHousingOperatingFund	557,142	
b) PublicHousingCapitalFund (92%ofFY1999CIAP)	705,239	
c) HOPEVIR revitalization	N/A	
d) HOPEVIDemolition	N/A	
e) AnnualContributionsforSection 8Tenant -BasedAssistance	1,677,661	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	0	
g) ResidentOpportunityandSelf - SufficiencyGrants	N/A	
h) CommunityDevelopmentBlock Grant	N/A	
i) HOME	N/A	
OtherFederalGrants(listbelow)		
Section8newconstruction	502,323	Operations
<b>2.PriorYearFederalGrants (unobligatedfundsonly)(list below)</b>		
01CFP	561,213	Modernization
02CFP	672,687	Modernization
<b>3.PublicHousingDwellingRental Income</b>	664,780	
<b>HOP</b>	306,410	

<b>FinancialResources: PlannedSourcesandUses</b>		
<b>Sources</b>	<b>Planned\$</b>	<b>PlannedUses</b>
<b>4.Otherincome</b> (listbelow)	0	
<b>4.Non -federalsources</b> (listbelow)	0	
<b>Totalresources</b>	5,647,455	

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

#### **(1)Eligibility**

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- ☒ Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(3)  
☐ Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)  
☐ Other:

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- ☒ CriminalorDrug-relatedactivity  
☒ Rentalhistory  
☐ Housekeeping  
☐ Other(describe)

c. ☒ Yes ☐ No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d. ☒ Yes ☐ No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?

e. ☐ Yes ☒ No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC authorizedsource)

#### **(2)WaitingListOrganization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists? **2 Public Housing and Section 8**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☒ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy** )

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)

- ☐ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s):

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

#### 1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden

Other preferences (select all that apply)

- ☒ 1 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contribute to meeting income goals (broad range of incomes)
- ☐ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease

- ☒ ThePHA'sAdmissionsand(Continued)Occupancypolicy
- ☐ PHAbriefingseminarsorwrittenmaterials
- ☐ Othersource(list)

b.HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition? (select allthatapply)

- ☐ Atanannualreexaminationandleaserenewal
- ☒ Anytimefamilycompositionchanges
- ☐ Atfamilyrequestforrevision
- ☐ Other(list)

#### **(6)DeconcentrationandIncomeMixing**

a. ☒ Yes ☐ No:DidthePHA'sanalysisofitsfamily(generaloccupancy) developmentstodetermineconcentrationsofpovertyindicatethe needformeasurestopromotedeconcentrationofpovertyorincome mixing?

b. ☐ Yes ☒ No:DidthePHAadoptanychangestoits **admissionspolicies** basedon theresultsoftherequiredanalysisoftheneedtopromote deconcentrationofpovertyortoassureincomemixing?

c.Iftheanswertobwasyes,whatchangeswereadopted?(selectallthatapply)

- ☐ Adoptionofsite basedwaitinglists  
Ifselected,listtargeteddevelopmentsbelow:
- ☐ Employingwaitinglist“skipping”toachievedeconcentrationofpovertyor incomemixinggoalsattargeteddevelopments  
Ifselected,listtargeteddevelopmentsbelow:
- ☐ Employingnewadmissionpreferencesattargeteddevelopments  
Ifselected,listtargeteddevelopmentsbelow:
- ☐ Other(listpoliciesanddevelopmentstargetedbelow)

d. ☐ Yes ☒ No:DidthePHAadoptanychangesto **other**policiesbasedontheresults oftherequiredanalysisoftheneedfordeconcentrationofpoverty andincomemixing?

e.Iftheanswer todwasyes,howwouldyoudescribethesechanges?(selectallthat apply)

- ☐ Additionalaffirmativemarketing
- ☐ Actionstoimprovethearketabilityofcertaindevelopments
- ☐ Adoptionoradjustmentofceilingrentsforcertaindevelopments
- ☐ Adoptionofrentincentivestoencouragedeconcentrationofpovertyandincome mixing -
- ☐ Other(listbelow)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation
- ☒ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug -related activity  
☐ Other (describe below)

## **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☐ None  
☒ Federal public housing  
☐ Federal moderate rehabilitation  
☐ Federal project -based certificate program  
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

## **(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

When clients have difficulty in finding acceptable housing during the 1<sup>st</sup> 60 day period.

## **(4) Admissions Preferences**

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences



- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application  
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD  
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers  
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan  
☒ Briefing sessions and written materials  
☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

- ☒ Through published notices  
☐ Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.79(d)]

##### **A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☒ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:  
\$50.00 when adjusted income per rent calculation is less than \$50.00

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member  
☐ For increases in earned income  
☐ Fixed amount (other than general rent-setting policy)  
If yes, state amount/ and circumstances below:  
  
☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/ and circumstances below:

- ☐ Forhouseholdheads
- ☐ Forotherfamilymembers
- ☐ Fortransportationexpenses
- ☐ Forthenon -reimbursedmedicalexpensesofnon -disabledornon -elderly families
- ☐ Other(describellow)

e.Ceilingrents

1. Doyouhaveceilingrents?(rentssetatalevellowerthan30 %ofadjustedincome)  
(selectone)

- ☐ Yesforalldevelopments
- ☐ Yesbutonlyforsomeddevelopments
- ☒ No

2. Forwhichkindsofdevelopmentsareceilingrentsinplace?(selectallthatapply)

- ☐ Forallddevelopments
- ☐ Forallgeneraloccupancydevelopments(notelderlyordisabledorelderlyonly)
- ☐ Forspecifiedgeneraloccupancydevelopments
- ☐ Forcertainpartsofdevelopments;e.g.,thehigh -riseportion
- ☐ Forcertainsizeunits;e.g.,largerbedroomsizes
- ☐ Other(listbelow)

3. Selectthespaceorspacesthatbestdescribehowsyouarriveatceilingrents(selectall thatapply)

- ☐ Marketcomparabilitystudy
- ☐ Fairmarketrents(FMR)
- ☐ 95<sup>th</sup>percentilerents
- ☐ 75percentofoperatingcosts
- ☐ 100percentofoperatingcostsforgeneraloccupancy(family)developments
- ☐ Operatingcostsplusdebtservice
- ☐ The“rentalvalue”oftheunit
- ☐ Other(listbelow)

f.Rentre -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Anytime the family experiences an income increase
- ☒ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$40/mo
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

## **B. Section 8 Tenant -Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?

(select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

(select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☐ Rent burden of assisted families
- ☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:

Executive Director, Resident Administrator, Maintenance Foreman and support staff

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	320	58
Section 8 Vouchers	315	62
Section 8 Certificates	-	-
Section 8 Mod Rehab	-	-
Special Purpose Section 8 Certificates/Vouchers (list individually)	100	0
Public Housing Drug Elimination Program (PHDEP)	100	-
Other Federal Programs (list individually)		
HOP	82	0

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Maintenance Plan, Personnel Policy, Procurement Policy and Asset Disposition Policy, Admissions & Continued Occupancy Plan, Grievance Procedure & Capitalization policy  
(2) Section 8 Management: (list below)  
Administrative Plan

## **6. PHA Grievance Procedures**

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub -component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicant to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☐ PHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant -Based Assistance**

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]



Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

## A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

### (1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (B)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

### (2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (C)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

## B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?

If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

### **2. Activity Description**

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip

to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

## 2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Cherry Hill Manor
1b. Development (project) number: MI35 -3
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation <u>approved</u> , submitted, or planned for submission: <u>(04/12/97)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 150
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant -Based Assistance**

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under Section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

## 2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset

Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.79(k)]

## A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

### 2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: -
1b. Development (project) number: MI35 -4, MI35 -7, MI35 -8, MI35 -9 and MI35 -10
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (03/09/1968)
5. Number of units affected: 82
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☐ 26- 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

**12. PHA Community Service and Self -sufficiency Programs**

[24 CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- ☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☐ Client referrals  
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)

- ☐ Coordinate the provision of specific social and self-sufficiency services and programstoeligiblefamilies
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

**a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

**b. Economic and Social self-sufficiency programs**

- ☐ Yes ☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)




## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2002 Estimate)</b>	<b>Actual Number of Participants (As of: DD/MM/YY)</b>
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

## **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

## **13. PHA Safety and Crime Prevention Measures**

## A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

## B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program

☐ Other(describ below)

1. Which developments are most affected?(list below)  
Northside and Parkway Manor

### **C.Coordination between PHA and the police**

1.Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:(select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected?(list below)

### **D.Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2002 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename:)

## **14.RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

## **15.Civil Rights Certifications**

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16.Fiscal Audit**

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_ \_
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24CFRPart903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☐ Not applicable
  - ☐ Private management
  - ☐ Development-based accounting
  - ☐ Comprehensive stock assessment
  - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24CFRPart903.79(r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached as Attachment (Filename)

☒ Provided below:

Board was in general agreement with policies and other Agency Plan documents.

3. In what manner did the PHA address those comments? (select all that apply)

☒ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments  
List changes below:

☐ Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### **3. Description of Resident Election Process**

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

☐ Other: (describe)

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

☐ Any head of household receiving PHA assistance

☐ Any adult recipient of PHA assistance

☐ Any adult member of a resident or assisted family organization

☐ Other (list)

c. Eligible voters: (select all that apply)

☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

☐ Representatives of all PHA resident and assisted family organizations

☐ Other (list)

### **C.Statement ofConsistencywiththeConsolidatedPlan**

ForeachapplicableConsolidatedPlan,makethefollowingstatement(copyquestionsasmanytimesas necessary).

1.ConsolidatedPlanjurisdiction:CityofBattleCreek,Michigan

2.ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidate dPlan/s.
- ☐ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☐ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwiththe initiativescontainedintheConsolidatedPlan.(listbelow)
  
- ☐ Other:(listbelow)

4.TheConsol idatedPlanofthejurictionsupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

TheCityofBattleCreek,Michigan'splanhasestablishedthefollowinghousingpriorities toaddresshousingneeds,whicharealsotheprioritiesoftheBattleCreekHousing Commission:

- A. Maintainthesupplyofdecent,safeandsanitaryrentalhousingthatisaffordable forlow,verylowandmoderateincomefamilies
- B. ThemodernizationofBattleCreekHousingCommissionhousingforoccupancy byl owandverylowincomefamilies

### **D.OtherInformationRequiredbyHUD**

UsethissectiontoprovideanyadditionalinformationrequestedbyHUD.

### **Attachments**

UsethissectiontoprovideanyadditionalattachmentsreferencedinthePlans.

Adopted \_\_\_\_\_

Effective: 6/18/99 \_\_\_\_\_

## Deconcentration Policy

It is the policy of the Battle Creek Housing Commission (BCHC) to house families in a manner that will prevent a concentration of poverty families and/or concentration of higher income families in any one development. The specific objective of the BCHC is to house no less than 40% of its inventory with families that have income at or below 30% of the area median income by public housing development. Also the BCHC will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the BCHC does not concentrate families with higher income levels, it is the goal of the BCHC not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income.

To accomplish the deconcentration goals the BCHC will take the following actions:

- A. At the beginning of each fiscal year, the BCHC will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous fiscal year.
- B. To accomplish the goal of :
  - 1. Housing not less than 40% of its inventory on an annual basis with families that have incomes at or below 30% of area median income, and
  - 2. Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the BCHC's Tenant Selection and Assignment Plan, which is a part of this policy, provides for the utilization of local preferences with regard to applicant selection from its waiting list.

## Required Attachment B

### CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: <b>Battle Creek Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI33P035501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	141,000			
4	1410 Administration	70,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	58,000			
10	1460 Dwelling Structures	357,329			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures	2,500			
13	1475 Non dwelling Equipment				
14	1485 Demolition	20,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				



<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHAName: <b>BattleCreekHousingCommission</b>		GrantTypeandNumber CapitalFundProgramGrantNo: MI33P035501-03 ReplacementHousingFactorGrantNo:			FederalFYofGrant: <b>2003</b>
<input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:    ) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
<b>Line No.</b>	<b>SummarybyDevelopmentAccount</b>	<b>TotalEstimatedCost</b>		<b>TotalActualCost</b>	
	AmountofAnnualGrant:(sumoflines.....)	705,329			
	AmountoflineXXRelatedtoLBPAactivities				
	AmountoflineXXRelatedtoSection504compliance				
	AmountoflineXXRelatedtoSecurity    --SoftCosts				
	AmountofLineXXrelatedtoSecurity   --HardCosts				
	AmountoflineXXRelatedtoEnergyConservation Measures				
	CollateralizationExpensesorDebtService				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName: <b>Battle Creek Housing Commission</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: MI33P035501-03 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>	
HA Wide Management Improvements	A. Staff training		1408	LS	10,000				
	B. Resident training		1408	LS	5,000				
	C. Advertising		1408	100%	10,000				
	D. Drug elimination program		1408	100%	107,000				
	E. Consulting for CFP & Annual Plan		1408	100%	9,000				
	<b>Subtotal</b>				<b>141,000</b>				
HA Wide Administration Cost	Partial salary & benefit of staff involved with Capital Fund		1410	10%	70,000				
	<b>Subtotal</b>				<b>70,000</b>				
HA Wide Fees and Cost	A/E Services		1430	100%	56,500				
	<b>Subtotal</b>				<b>56,500</b>				
MI35 -1 Northside Homes	A. Replace storm doors		1460	16 Units	11,520				
	B. Replace DHW/furnaces		1460	16 Units	28,719				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName: <b>Battle Creek Housing Commission</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: MI33P035501-03 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<b>Subtotal</b>				<b>40,239</b>				
MI35 -2 Parkway Manor	A. Demolish garage		1485	1 Bldg	20,000				
	B. Expand parking area		1450	2000 SF	20,000				
	C. Upgrade electric service		1460	84 units	151,200				
	D. Install Range Queens		1460	84 units	4,200				
	<b>Subtotal</b>				<b>195,400</b>				
MI35 -3 Cherry Hill Manor	A. Replace patio concrete		1450	LS	38,000				
	B. Replace maintenance shop doors		1470	LS	2,500				
	<b>Subtotal</b>				<b>40,500</b>				
MI35 -5 Kellogg Manor	A. Replace emergency pull cords		1460	100%	20,000				
	B. Replace bath & kitchen tile flooring		1460	14,000 SF	70,000				
	C. Replace front & rear entry doors		1460	2 Sets	6,500				
	D. Add handrails in hallway		1460		65,190				
	<b>Subtotal</b>				<b>161,690</b>				

AnnualStatement/Performanceand EvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartII:SupportingPages										
PHAName: BattleCreekHousingCommission			GrantTypeandNumber CapitalFundProgramGrantNo: MI33P035501-03 ReplacementHousingFactorGrantNo:					FederalFYofGrant: 2003		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories			Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
	Grandtotal					705,239				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name : <b>Battle Creek Housing Commission</b>			Grant Type and Number Capital Fund Program No: MI33P035501-03 Replacement Housing Factor No:			Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/05			9/30/07			
MI35 -1 Northside Homes	9/30/05			9/30/07			
MI35 -2 Parkway Manor	9/30/05			9/30/07			
MI35 -3 Cherry Hill Manor	9/30/05			9/30/07			
MI35 -5 Kellogg Manor	9/30/05			9/30/07			

**Required Attachment C**  
**Capital Fund Program Five - Year Action Plan**  
**Part I: Summary**

PHAName <b>BattleCreekHousing Commission</b>		<b>BattleCreek/Calhoun/Michigan</b>		<input checked="" type="checkbox"/> <b>Original 5 - Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: PHAFY:2004	WorkStatementforYear3 FFYGrant: PHAFY:2005	WorkStatementforYear4 FFYGrant: PHAFY:2006	WorkStatementforYear5 FFYGrant: PHAFY:2007
	Annual Statement				
MI35 -1		0	75,800	45,600	0
MI35 -2	226,000	92,739	149,547	145,319	126,500
MI35 -3		122,000	60,000	221,200	125,000
MI35 -5		223,090	152,482	25,710	186,329
HAWide Management		141,000	141,000	141,000	141,000
HAWideAdmin		70,000	70,000	70,000	70,000
HAWideA/E		56,500	56,500	56,500	56,500
TotalCFPFunds (Est.)		705,329	705,329	705,329	705,329
TotalReplacement HousingFactorFunds					

**CapitalFundProgramFive -YearActionPlan**  
**PartII: SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant: PHAFY:2004			ActivitiesforYear:3 FFYGrant: PHAFY:2005		
	<b>MI35 -2 ParkwayManor</b>	A.Landscaping	15,000	<b>MI35 -1 NorthsideHomes</b>	A.Replacefurnace DHWheater	44,800
		B.Replacefurnace DHWheater	67,739		B.ReplaceVCT	30,000
		C.MODCommunity Building	10,000		C.InstallRangeQueen	1,000
		SubTotal	<b>92,739</b>		<b>SubTotal</b>	<b>75,800</b>
	<b>MI35 -3 CherryHillManor</b>	A.Repl aceFurnace commonroom	30,000			
		B.Replacehallcarpet	12,000	<b>MI35 -2 ParkwayManor</b>	A.Replace furnace/DHW	149,547
		C.Removesolarpanels andrepairrooflining	80,000		<b>SubTotal</b>	<b>149,547</b>
		<b>SubTotal</b>	<b>122,000</b>			
	<b>MI35 -5 KelloggManor</b>	A.Renovatecommunity space	25,000			
		B.Renovatekitchens	180,110			
		C.Installsecurity camera	17,980	<b>MI35 -3 CherryHillManor</b>	A.InstallRangeQueen	2,590
		<b>SubTotal</b>	<b>223,090</b>		B.Installventle ssrange hoods	32,410
					C.Patch&paint hallway	25,000
					<b>SubTotal</b>	<b>60,000</b>

				<b>MI35 -5 Kellogg Manor</b>	A.Painthallways	80,000
					B.Installkitchengrease shields	17,500
					C.InstallRangeQueen	3,532
	<b>HA Wide Management Improvements</b>	A.Stafftraining	10,000		D.Installventlessrange hoods	16,450
		B.Residenttraining	5,000		E.Installbathcabinets	35,000
		C.Advertising	10,000		<b>SubTotal</b>	<b>152,482</b>
		D.PHDEP	107,000			
		E.Con sultingforCFP andAnnualPlan	9,000			
		<b>SubTotal</b>	<b>141,000</b>	<b>HA Wide Management Improvements</b>	A.Stafftraining	10,000
					B.Residenttraining	5,000
					C.Advertising	10,000
					D.PHDEP	107,000
	<b>HA Wide Administration</b>	Partialsalaryand benefitsofstaffinvolved withCapFundactivities	70,000		E.ConsultingforCFP andAnnualPlan	9,000
		<b>SubTotal</b>	<b>70,000</b>		<b>SubTotal</b>	<b>141,000</b>
	<b>HA Wide Fees&amp;Cost</b>	A/EServices	56,500	<b>HA Wide Administration</b>	Partialsalaryand benefitsofstaffinvolved withCapFundactivities	70,000
		<b>SubTotal</b>	<b>56,500</b>		<b>SubTotal</b>	<b>70,000</b>
				<b>HA Wide Fees&amp;Cost</b>	A/EServices	56,500
					<b>SubTotal</b>	<b>56,500</b>
	<b>GrandTotal</b>		<b>705,329</b>	<b>GrandTotal</b>		<b>705,329</b>



**Capital Fund Program Five - Year Action Plan**  
**Part II: Supporting Pages — Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: PHAFY: 2006			Activities for Year: 5 FFY Grant: PHAFY: 200 7		
	<b>MI35 -1 Northside Homes</b>	A. Replace appliances	8,800	<b>MI35 -2 Parkway Manor</b>	A. Install 4 basketball courts	45,000
		B. Replace storage sheds	36,800		B. Add parking	65,000
		<b>SubTotal</b>	<b>45,600</b>		C. Replace windows in office	15,000
					D. Remove baseball field	1,500
					<b>SubTotal</b>	<b>126,500</b>
	<b>MI35 -2 Parkway Manor</b>	A. Replace toe kicks/cutaway on slabs	12,500			
		B. Install fencing	132,819			
		<b>SubTotal</b>	<b>145,319</b>			
	<b>MI35 -3 Cherry Hill Manor</b>	A. Replace patio concrete	38,000	<b>MI35 -3 Cherry Hill Manor</b>	A. Upgrade elevator	125,000
		B. Tuckpoint & water proof bldg	85,000		<b>SubTotal</b>	<b>125,000</b>
		C. Replace shed doors	1,000			
		D. Replace appliances	80,000			
		E. Replace make -up air furnaces	5,200			
		F. Install kitchen lighting	12,000			
		<b>SubTotal</b>	<b>221,200</b>			

	<b>MI35 -5 Kellogg Manor</b>	A.Addgaragelights	1,350	<b>MI35 -5 Kellogg Manor</b>	A.Replacemailboxes	3,080
		B.Installbathg rabbars	4,000		B.Replaceoffice HVAC	10,500
		C.Upgradesitelighting	5,400		C.Addelectricalservice ingazebo	3,200
		D.Replacegaragedoors	8,880		D.Replacehallway draperies	169,549
		E.Replaceroofblowers	6,080		<b>SubTotal</b>	<b>186,329</b>
		<b>SubTotal</b>	<b>25,710</b>			
	<b>HAWideManagement Improvements</b>	A.Stafftraining	10,000	<b>HAWideManagement Improvements</b>	A.Stafftraining	10,000
		B.Residenttraining	5,000		B.Residenttraining	5,000
		C.Advertising	10,000		C.Advertising	10,000
		D.PHDEP	107,000		D.PHDEP	107,000
		E.ConsultingforCFP andAnnualPlan	9,000		E.ConsultingforCFP andAnnualPlan	9,000
		<b>SubTotal</b>	<b>141,000</b>		<b>SubTotal</b>	<b>141,000</b>
	<b>HAWide Administration</b>	Partialsalaryand benefitsofstaffinvolved withCapFundactivities	70,000	<b>HAWide Administration</b>	Partialsalaryand benefitsofstaffinvolved withCapFundactivities	70,000
		<b>SubTotal</b>	<b>70,000</b>		<b>SubTotal</b>	<b>70,000</b>
	<b>HAWideFees&amp;Cost</b>	A/EServices	56,500	<b>HAWideFees&amp;Cost</b>	A/EServices	56,500
		<b>SubTotal</b>	<b>56,500</b>		<b>SubTotal</b>	<b>56,500</b>
	<b>GrandTotal</b>		<b>705,329</b>	<b>GrandTotal</b>		<b>705,329</b>



## Required Attachment D

### Criteria for Substantial Deviation and Significant Amendments

#### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

##### A. Substantial Deviation from the 5-year Plan:

The Battle Creek Housing Commission's (BCHC) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- change to rent or admission policies or organization of the waiting list;
- addition of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

##### B. Significant Amendment or Modification to the Annual Plan:

The Battle Creek Housing Commission's (BCHC) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- change to rent or admission policies or organization of the waiting list;
- addition of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

## **Required Attachment E**

### **Summary of Policy and Program Changes**

The PHA has not made nor intend to make any major policy or program changes in 2003. Local preferences were established and will not change, rent policies remain the same, except for replacing ceiling rents with market value flat rents, community service policy parameters were included in our lease and ACOP and were reinstated, and our family development pet policy has already been implemented.

## Required Attachment F:

### Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Alma Cody.

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires):

9/19/2007

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a

governing board to be salaried and serve on a fulltime basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

A. Date of next term expiration of a governing board member:

September 2006

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mr. Brian Kirkham, Mayor of the City of Battle Creek

## **Required Attachment G:**

### **Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Ms. Sally Middleton

Ms. Ruth McCann

Ms. Jo Fox

Mr. Don Dixon

Mr. Earnest Oliver

Mr. Ted Freeman

## **AttachmentH:**

### **Progressinmeetingthe5 -YearPlanMissionand Goals**

The PHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discriminationthroughtheutilizationofpreviousCapitalfundsandtheproperapplication ofourpublichousingpolicies.

We are continuing to address public housing vacancies very aggressively and our PHAS/SEMAP scores indicate that other operational issues are being positively addressed.

Capital funds have been utilized to provide modernizati on of our property and our FY2003 applicationwillcontinuethateffort.

PHAhasimplementedlocalpreferencestoimprovethe livingenvironmentinadditionto ourmodernizationefforts

The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment. In addition, PHA reinstated its Community Serviceprogramandthisactionhasbeendiscussedwithresidentsandeachadultmember ofeveryhousehold.

WeareconfidentthatthePHAwillbeabletocontinuetomeetandaccommodateallour goalsandobjectivesforFY2003.



## AttachmentI:

### Component3,(6)DeconcentrationandIncomeMixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
MI35 -9	25	Covered development is a scattered site	

## AttachmentJ

### Component10(B)VoluntaryConversionInitialAssessments

- a. How manyofthePHA'sdevelopmentsaresubjecttotheRequiredInitial Assessments?  
Three
- b. HowmanyofthePHA'sdevelopmentsarenotsubjecttotheRequiredInitial Assessmentsbasedonexemptions(e.g.,elderlyand/ordisableddevelopments notgeneraloccupancyprojects)?  
One,MI35 -3
- c. HowmanyAssessmentswereconductedforthePHA'scovered developments?  
Three
- d. IdentifyPHAdevelopments thatmaybeappropriateforconversionbasedon theRequiredInitialAssessments:  
None

DevelopmentName	NumberofUnits

- e. IfthePHAhasnotcompletedtheRequiredInitialAssessments,describethe statusoftheseassessments:  
N/A

**Implementation of  
Public Housing Resident Community Service Requirements**

**The Battle Creek Housing Commission has taken the following steps:**

1. PHC has already incorporated the Community Service requirements into their Board approved Dwelling Lease and Admissions and Continued Occupancy policies.
2. Utilizing a review of all resident files and obtaining any necessary assistance from TANF Agencies, The Commission shall verify requirement or exempt status of each adult family member.
3. PHC shall provide written notification to each adult family member as to status: **Community Service/Self-Sufficiency required** (96 hours/lease year) or **Community Service/Self-Sufficiency exempt**. Notification shall describe the service requirement obligation.
4. PHC shall identify program administrator(s): Third party, duly elected resident council or, the Commission itself. Adult family member(s) required to perform Community Service shall obtain from the Program Administrator(s) signed certification of compliance to be verified by the Commission at least 30 days before the renewal of the lease agreement.
5. Specific activities available to fulfill the Community Service Requirement and such corresponding third party entities (schools, hospitals, churches, etc.) providing these activities shall be identified and made available to those adult family member(s) who must fulfill the requirements.
6. Community Service activities identified by PHC include but are not limited to:

Library Volunteer

Hospital Volunteer

Neighborhood Watch Volunteer

PTA Participation

In-School Teachers Aide

Church Out-Reach Volunteer

**PET POLICY FOR FAMILY DEVELOPMENTS**

In compliance with Section 526 of The Quality Housing and Work Responsibility Act of 1998, PHA residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets is subject to the following rules and limitations:

1. Common household pets shall be defined as "domesticated animals such as a dog, cat, bird, rodent, fish or turtle". Common household pets are defined as follows:
 

Bird	Includes Canary, Parakeet, Finch and other species that are normally kept caged; birds of prey are not permitted.	
Fish	In tanks or aquariums, not to exceed twenty (20) gallons in capacity; poisonous or dangerous fish are not permitted.	
Dogs	Not to exceed twenty pounds (20 lbs.) weight, or fifteen (15) inches in height at full growth. Dogs must be spayed or neutered. Veterinarian's recommended /suggested types of dogs are as follows:	
	a. Chihuahua	e. Cocker Spaniel
	b. Pekingese	f. Dachshund
	c. Poodle	g. Terriers
	d. Schnauzer	

**NO PIT BULLS WILL BE PERMITTED**

- |             |   |
|-------------|---|
| Cats        | Cats must be spayed or neutered and be de-clawed or have scratching post, and should not exceed fifteen pounds (15 lbs.).                           |
| Rodents     | Rodents other than hamsters, gerbils, white rats or mice are not considered common household pets. These animals must be kept in appropriate cages. |
| Reptiles    | Reptiles other than turtles or small lizards such as chameleons are not considered common household pets.   |
| Exotic Pets | At no time will the PHA approve of exotic pets, such as snakes, monkeys, game pets, ferrets, etc.   |
2. No more than one (1) dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons shall be permitted. A Resident with a dog or cat may also have other categories of "common household pets" as defined above.
  3. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner's housing unit for the purpose of handling, but shall not generally be unrestrained.
  4. Only one (1) dog or cat is allowed per household. **NO PIT BULLS WILL BE PERMITTED.** All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.
  5. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, PHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.
  6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Dogs and cats shall not be permitted to excrete anywhere in the building (other than cats using a litter box in residents apartment). Pet owners shall be responsible for immediately removing feces dropped anywhere in the building, on the grounds, or in the pet run.

- A. Waste must be placed in a plastic bag, tied securely and deposited in the dumpster. Poorly disposed of waste will not be tolerated.
  - B. Tenants owning a cat must provide a litter box for their cat, and it should and must be cleaned on a daily basis, disposing of feces in the proper manner.
  - C. AT NO TIME WILL PET WASTE BE PLACED IN TRASH CHUTES OR IN TOILETS.**
  - D. The Battle Creek Housing Commission may impose a separate pet waste removal charge of up to \$5.00 per occurrence on pet waste in accordance with the prescribed pet rules.
6. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).
8. All pets shall be registered with the Management Office immediately or no longer than ten (10) days following their introduction to the community. Registration shall consist of providing:
- a. Basic information about the pet (type, age, description, name, etc.);
  - b. Proof of inoculation and licensing;
    - c. Proof of neutering or spaying. All female dogs over the age of six (6) months and female cats over the age of five (5) months must be spayed. All male dogs over the age of eight (8) months and all male cats over the age of ten (10) months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become or continue to be a Resident of the community;

Type of Pet	Pets Name	Inoculations (type and date)
License Date	Spay or Neuter Date	

- d. Payment of a nominal fee of \$\_\_\_\_\_ a month to defray the cost of potential damage done by the pet to the unit or to common areas of the community. There shall be no fee for pets other than dogs or cats. The fee shall not preclude charges to a Resident for repair of damages done on an ongoing basis by a pet. The Resident is responsible for all damages caused by the pet and will reimburse the Authority for all costs it incurs in repairing such damages. This fee is non-refundable;

PLUS

- e. Payment of a pet deposit of \$\_\_\_\_\_ (to be paid in full, or over a period of time not to exceed six (6) months, in case of hardship) to defray the cost of potential damage done by the pet to the unit or to common areas of the community. There shall be no pet deposit for pets other than dogs or cats. The pet deposit shall not preclude charges to a Resident for repair of damages done on an ongoing basis by a pet. The Resident is responsible for all damages caused by the pet and will reimburse the Authority for all costs it incurs in repairing such damages. This deposit is refundable if no damage is identified at the move-out inspection; and

- f. If a Resident cannot care for their pet due to an illness, absence, or death, and no other person can be found to care for the pet, after twenty-four (24) hours have elapsed, the Resident hereby gives permission for the pet to be released to the Humane Society/Animal Control, in accordance with their procedures. In no case shall PHA incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure. The PHA strongly advises Resident to obtain liability insurance.

Provide the name, address and phone number of one or more persons who will care for the pet if you are unable to do so.			
Name	Address	Phone (day)	Phone (night)
This information will be updated annually			

10. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the PHA from all claims, causes of action damages or expenses, including attorney's fees, resulting from the action or the activities of his or her pet.

11. Residents who choose to have pets are advised they have responsibilities under the laws of the state of Michigan as follows:

a. Animal Neglect and Abandonment

Any person convicted of failure to provide adequate care or adequate control of an animal, so that an animal does not injure itself, any person, any other animal or property is guilty of a Class C Misdemeanor with a maximum fine of \$500.00 and maximum sentence of 15 days imprisonment. A second conviction is a Class B Misdemeanor and has a maximum fine of \$1000.00 and maximum sentence of six (6) months.

b. Animal Abuse

Any person convicted of knowingly failing to provide adequate care or adequate control of an animal is guilty of a Class A Misdemeanor with a maximum fine of \$1000.00 and a maximum sentence of one (1) year imprisonment. A second conviction is a Class D Felony with a maximum fine of \$5000.00 with a maximum sentence of five (5) years imprisonment.

**AttachmentM:**

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary</b>					
PHAName: <b>BattleCreekHousingCommission</b>		GrantTypeandNumber CapitalFundProgramGrantNo: <b>MI33P035501-02</b> ReplacementHousingFactorGrantNo:			FederalFYofGrant: <b>2002</b>
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: <b>1</b> ) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <b>3/31/03</b> <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		Total ActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts	141,000	119,000	0	0
4	1410Administration	70,000	70,000	32,642	32,642
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	56,500	56,500	0	0
8	1440SiteAcquisition				
9	1450SiteImprovement	121,000	121,000	0	0
10	1460DwellingStructures	300,439	338,829	0	0
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment	16,390	0	0	0
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Battle Creek Housing Commission		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI33P035501-02 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	705,329	705,329	32,642	32,642
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line eXX Related to Security --Soft Costs				
	Amount of line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName: <b>Battle Creek Housing Commission</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MI33P035501-02</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>	
HA Wide Management Improvements	A. Staff training		1406	100%	10,000	0	0	0	Delete
	B. Resident training		1408	100%	5,000	0	0	0	Delete
	C. Advertising		1408	100%	10,000	10,000	0	0	0% Complete
	D. PHDEP		1408	100%	107,000	100,000	0	0	0% Complete
	E. Consulting for CFP & Annual Plan		1408	100%	9,000	9,000	0	0	0% Complete
	<b>Subtotal</b>				<b>141,000</b>	<b>119,000</b>	<b>0</b>	<b>0</b>	
HA Wide Administration Cost	Partial salary & benefit of staff involved with Capital Fund		1410	10%	70,000	70,000	32,642	32,642	47% Complete
	<b>Subtotal</b>				<b>70,000</b>	<b>70,000</b>	<b>32,642</b>	<b>32,642</b>	
HA Wide Fees and Cost	A/E Services		1430	100%	56,500	56,500	0	0	0% Complete
	<b>Subtotal</b>				<b>56,500</b>	<b>56,500</b>	<b>0</b>	<b>0</b>	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName: <b>Battle Creek Housing Commission</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MI33P035501-02</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MI35 -1 Northside Homes	A. Renovate bathrooms		1460	16 Units	35,000	40,000	0	0	0% Complete
	B. Renovate kitchens		1460	16 Units	35,200	35,200	0	0	0% Complete
	<b>Subtotal</b>				<b>70,200</b>	<b>75,200</b>	<b>0</b>	<b>0</b>	
MI35 -2 Parkway Manor	A. Renovate bathrooms		1460	150 units	105,000	105,000	0	0	0% Complete
	B. Resurface parking		1450	100%	60,000	60,000	0	0	0% Complete
	C. Blacktop removal at clothes poles		1450	100%	61,000	61,000	0	0	0% Complete
	<b>Subtotal</b>				<b>226,000</b>	<b>226,000</b>	<b>0</b>	<b>0</b>	
MI35 -3 Cherry Hill Manor	A. Replaced drop ceiling 15 <sup>th</sup> & 9 <sup>th</sup> floor		1460	LS	28,007	28,007	0	0	0% Complete
	B. Replace DWH		1475	1 sys	16,390	0	0	0	Delete
	C. Renovate bathrooms		1460	30 units	0	89,890	0	0	0% Complete
	<b>Subtotal</b>				<b>44,397</b>	<b>117,897</b>	<b>0</b>	<b>0</b>	
MI35 -5 Kellogg Manor	A. Replace counter tops/cupboards/faucets		1460	37	97,232	40,732	0	0	0% Complete
	<b>Subtotal</b>				<b>97,232</b>	<b>40,732</b>	<b>0</b>	<b>0</b>	
	<b>Grandtotal</b>				<b>705,329</b>	<b>705,329</b>	<b>32,642</b>	<b>32,642</b>	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor(      CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: <b>Battle Creek Housing Commission</b>			Grant Type and Number Capital Fund Program No: MI33P035501-02 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	3/31/04			9/30/05			
MI35 -1 Northside Homes	3/31/04			9/30/05			
MI35 -2 Parkway Manor	3/31/04			9/30/05			
MI35 -3 Cherry Hill Manor	3/31/04			9/30/05			
MI35 -5 Kellogg Manor	3/31/04			9/30/05			

AttachmentN:

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: BattleCreekHousingCommission		GrantTypeandNumber CapitalFundPro gramGrantNo: MI33P035501-01 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	65,000	50,000	13,101	13,101
	Management Improvements Hard Costs				
4	1410 Administration	44,000	44,000	44,000	44,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	64,000	64,000	37,064	37,064
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000	25,000	0	0
10	1460 Dwelling Structures	344,434	401,937	0	0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	173,895	116,216	45,775	45,775
13	1475 Nondwelling Equipment	0	15,176	15,176	15,176
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHAName:</b> BattleCreekHousingCommission		<b>GrantTypeandNumber</b> CapitalFundPro gramGrantNo: MI33P035501-01 ReplacementHousingFactorGrantNo:			<b>FederalFYofGrant:</b> 2001
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 2) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:3/31/03 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
<b>Line No.</b>	<b>SummarybyDevelopmentAccount</b>	<b>TotalEstimatedCost</b>		<b>TotalActualCost</b>	
	AmountofAnnualGrant:(sumoflines.....)	716,329	716,329	155,116	155,116
	AmountoflineXXRelatedtoLBPActivities				
	AmountoflineXXRelatedtoSection504compliance				
	AmountoflineXXRelatedtoSecurity --SoftCosts				
	AmountofLineXXrelatedtoSecurity --HardCosts				
	AmountoflineXXRelatedtoEnergyConservation Measures				
	CollateralizationExpensesorDebtService				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHAName: <b>BattleCreekHousingCommission</b>		GrantTypeandNumber CapitalFundProgramGrantNo: MI33P035501-01 ReplacementHousingFactorGrantNo:					FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
					Original	Revised	Obligated	Expended	
HAWide Management Improvements	A.Stafftraining		1406	100%	10,000	10,000	1,491	1,491	15%Complete
	B.Residenttraining		1408	100%	20,000	20,000	0	0	0%Complete
	C.Advertising			100%	15,000	15,000	7,260	7,260	48%Complete
	D.AgencyPlanddevelopment		1408	100%	9,000	5,000	4,350	4,350	87%Complete
	E.PHDEPactivities		1408	100%	11,000	0	0	0	Delete
	<b>Subtotal</b>				<b>65,000</b>	<b>50,000</b>	<b>13,101</b>	<b>13,101</b>	
HAWide Administration Cost	A.Partialsalary&benefitsofstaff involvedwithCapitalFund		1410	6%	44,000	44,000	44,000	44,000	Complete
	<b>Subtotal</b>				<b>44,000</b>	<b>44,000</b>	<b>44,000</b>	<b>44,000</b>	
HAWide FeesandCost	A.A/EServices		1430	100%	64,000	64,000	37,064	37,064	58%Complete
	<b>Subtotal</b>				<b>64,000</b>	<b>64,000</b>	<b>37,064</b>	<b>37,064</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: <b>BattleCreekHousingCommission</b>		GrantTypeandNumber CapitalFundProgramGrantNo: MI33P035501-01 ReplacementHousingFactorGrantNo:					FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
MI35 -1 NorthsideHomes	A.Patchandpaintinteriors		1460	16Units	18,190	18,190	0	0	0%Complete
	<b>Subtotal</b>				<b>18,190</b>	<b>18,190</b>	<b>0</b>	<b>0</b>	
MI35 -2 ParkwayManor	A.Landscaping		1450	100%	10,000	10,000	0	0	0%Complete
	B.Renovatebathrooms		1460	42Units	105,000	105,000	0	0	0%Complete
	C.Communityroomrepairs		1460	LS	4,000	4,000	0	0	0%Complete
	D.Renovatekitchens		1460	25Units	58,060	58,060	0	0	0%Complete
	E.ContinueconstructionMaintenance facility		1470	1bldg	173,895	116,216	45,775	45,775	16%Complete
	<b>Subtotal</b>				<b>350,955</b>	<b>293,276</b>	<b>45,775</b>	<b>45,775</b>	
MI35 -3 CherryHillManor	A.Communityroomrenovations		1460	LS	8,000	8,000	0	0	0%Complete
	B.Replaceapto closetdoors		1460	63Units	62,778	62,594	0	0	0%Complete
	C.Replacetrashcompactor		1460	1System	14,695	14,695	0	0	0%Complete
	D.Renovatebathrooms		1460		0	57,687	0	0	0%Complete
	<b>Subtotal</b>				<b>85,473</b>	<b>142,976</b>	<b>0</b>	<b>0</b>	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName: <b>BattleCreekHousingCommission</b>			<b>Grant Type and Number</b> CapitalFundProgramGrantNo: MI33P035501-01 ReplacementHousingFactorGrantNo:				<b>Federal FY of Grant:</b> 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MI35 -5 Kellogg Manor	A. Replace tub inserts		1460	70 Unit	55,000	55,000	0	0	0% Complete
	B. Install building signage		1460	LS	4,016	4,016	0	0	0% Complete
	C. Replace compactor		1460	1 System	14,695	14,695	0	0	0% Complete
	D. Repair parking lot		1450	750 SY	15,000	15,000	0	0	0% Complete
	<b>Subtotal</b>				<b>88,711</b>	<b>88,711</b>	<b>0</b>	<b>0</b>	
HA Wide Non dwelling Equipment	A. Replace office equipment		1475	LS	0	15,176	15,176	15,176	Complete
	<b>Subtotal</b>				<b>0</b>	<b>15,176</b>	<b>15,176</b>	<b>15,176</b>	
	<b>Grandtotal</b>				<b>716,329</b>	<b>716,329</b>	<b>155,116</b>	<b>155,116</b>	



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: <b>Battle Creek Housing Commission</b>			Grant Type and Number Capital Fund Program No: MI33P035501-01 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/03			9/30/05			
MI35 -1 Northside Homes	9/30/03			9/30/05			
MI35 -2 Parkway Manor	9/30/03			9/30/05			
MI35 -3 Cherry Hill Manor	9/30/03			9/30/05			
MI35 -5 Kellogg Manor	9/30/03			9/30/05			